

To: Bucharest Stock Exchange
Romanian Financial Supervisory Authority

Current report 90/2025

Pursuant to Law no. 24/2017 on issuers of financial instruments and market operations and to the Romanian Financial Supervisory Authority Regulation no. 5/2018 regarding the issuers of financial instruments and market operations and/or the Bucharest Stock Exchange Rulebook for Multilateral Trading System.

Date of report:	24.10.2025
Name of the Company:	Meta Estate Trust S.A.
Registered office:	4-10 Muntii Tatra Street, 4th Floor, District 1, Bucharest, Romania
E-mail:	investors@meta-estate.ro
Phone/fax:	+40 372 934 455
Website:	www.metaestate.ro
Trade Registry No.:	J2021004004401
Fiscal Code:	43859039
Subscribed and paid share capital:	RON 120.460.126
Total number of shares:	120.460.126 shares, of which 118.937.504 are Class 'A' common shares and 1.522.622 are Class 'B' preferred shares
Symbol:	MET
Market where securities are traded:	SMT AeRO Premium

Important events to report: Convening Notice for the Ordinary General Meeting of Shareholders on November 26, 2025, at 10:00 a.m.

Meta Estate Trust S.A. (hereinafter referred to as the “Company”) informs its shareholders and the market about the convening of the Ordinary General Meeting of Shareholders (“OGMS”) of the Company for **November 26, 2025, at 10:00 a.m. (first convening)**.

The meeting will be held in a **hybrid format**, both **physically** – at the Company’s headquarters located at 4–10 Munții Tatra Street, 4th Floor, District 1, Bucharest – and **online**, through the electronic platform **eVOTE**, available to all shareholders registered in the records of the Central Depository as of the reference date indicated in the convening notice attached to this current report.

In case the quorum required for the first meeting is not met, the OGMS will be held at the **second convening** on **November 27, 2025**, at the same time and in the same format.

One of the key items on the agenda of the OGMS is the **proposal for the distribution of dividends** related to the previous financial year, covering all ordinary shares issued by the Company. In order for this resolution to be validly adopted, **the participation and favorable vote of at least 80% of the Company’s voting rights** are required, in accordance with the provisions of the Company’s Articles of Association.



The **Board of Directors** proposes that shareholders approve a **gross dividend of RON 0.05/share**, payable to shareholders holding ordinary shares. Details regarding the dividend payment calendar and mechanism will be communicated separately, in accordance with applicable regulations.

Bogdan Gramanschi, CFO Meta Estate Trust: *“The dividend distribution reflects our continued commitment to investors and the confidence they place in Meta Estate Trust’s dual role in both the capital and real estate markets. The strong financial results achieved in 2024 allow us to propose, for the second consecutive year, a dividend policy combining cash distribution with free shares. We are bringing this topic back to the shareholders’ attention, as promised, and we count on a participation level that will enable us to reach the 80% voting threshold required by the Articles of Association to approve this decision. The Company’s solid financial position and cash flow provide us with the comfort to execute this distribution in a sustainable and responsible manner, aligned with our goal of maintaining a predictable dividend policy that conveys stability and confidence to investors.”*

Through this initiative, Meta Estate Trust strengthens its **balanced and predictable dividend policy**, in line with its **long-term development strategy** and its firm commitment to **reward shareholders**.

One or more shareholders representing, individually or jointly, at least 5% of the Company’s share capital shall be entitled, within no more than 15 days from the publication date of the convening notice, i.e., by 07.11.2025, 18:00, to:

- ✦ add new items to the agenda of the OGMS, provided that each proposed item is accompanied by a justification or by a draft resolution proposed for adoption by the OGMS;
- ✦ submit draft resolutions for the items proposed to be included on the agenda of the OGMS.

Proposals to introduce new items on the OGMS agenda, accompanied by a copy of a valid identity document of the shareholder (for natural persons: ID card/passport; for legal entities/entities without legal personality: the ID card/passport of the legal representative), as well as a justification or a draft resolution proposed for approval by the OGMS, may be submitted as follows:

- ✦ in a sealed envelope (the original, hand-signed document), by post, courier services or delivered in person, to the Company’s registered office in Bucharest, District 1, 4–10 Munții Tatra Street, 4th floor, clearly marked on the envelope: “FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 26/27.11.2025”;
- ✦ by e-mail bearing an embedded advanced electronic signature in accordance with Law no. 455/2001 on electronic signatures, to: secretariat.aga@meta-estate.ro, indicating in the subject line: “FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 26/27.11.2025”.

If applicable, the Company will publish the updated agenda prior to the OGMS Record Date, i.e., by 14.11.2025.

Attachment: The full content of the OGMS Convening Notice is attached to this current report and is also available on the Company’s website, in the “Investors – GSM” section: <https://metaestate.ro/aga>

Chairman of the Board of Directors
Cert Master Standard S.R.L.
By Mr. Laurentiu Mihai Dinu

NOTICE OF THE ORDINARY GENERAL MEETING OF THE SHAREHOLDERS OF META ESTATE TRUST S.A.

Pursuant to the provisions of the Companies Law no. 31/1990, republished, as subsequently amended and supplemented, of the Law no. 24/2017 on issuers of financial instruments and market operations, republished, as subsequently amended and supplemented, of the Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented, and of the Articles of Incorporation,

The Board of Directors of Meta Estate Trust S.A., a company incorporated and operating under the Romanian law, registered with the Trade Register under no. J2021004004401, Fiscal Registration No. 43859039, with registered office in Bucharest, District 1, 4-10 Munții Tatra St., 4th floor, hereinafter referred to as the "**Company**", through the Chairman of the Board of Directors,

CONVENES:

The Ordinary General Meeting of Shareholders ("**OGMS**") to be held on **26.11.2025**, at **10:00** a.m., at the Company's registered office in Bucharest, District 1, 4-10 Munții Tatra St., 4th floor, at which shareholders registered in the Register of Shareholders kept by the Central Depository at the end of the day of 14.11.2025, established as the Reference Date, are entitled to attend and vote.

In the event that the required quorum is not reached on the aforesaid date, pursuant to art. 118 of Law no. 31/1990, the second OGMS is convened and set for **27.11.2025** at 10:00 a.m., at the same address, with the same agenda for all shareholders recorded in the Shareholders' Register on the same Reference Date.

The agenda for the OGMS is as follows:

1. Election of the meeting secretary, from the proposals of the shareholders present at the OGMS.
2. Approval of the distribution of dividends from the net profit for the financial year 2024 (profit allocated to reserves at the disposal of the Company by the resolution of the General Meeting of Shareholders of April 28, 2025), representing a gross dividend of RON 0.05/share, to the shareholders holding ordinary shares, in proportion to their shareholding in the class of ordinary shares (class A).
3. Approve the empowerment of the Chairman of the Board of Directors and the meeting secretary to jointly sign the resolutions of the OGMS.
4. To empower Mr. Gramanschi Bogdan, as Financial Director of Meta Estate Trust S.A., to carry out all necessary formalities and procedures in order to implement the resolutions adopted and to sign all necessary documents in relations with the competent Trade Register Office, the Official Gazette, the Financial Supervisory Authority, the Central Depository, the Bucharest Stock Exchange and any other institutions. Furthermore, Mr. Gramanschi Bogdan may delegate, in his turn, the task of carrying out the publicity and registration formalities to another person or a lawyer.
5. Approval of the date of December 15, 2025 as the "Record Date" for the identification of shareholders, in accordance with the provisions of Article 87 of Law 24/2017 on issuers of financial instruments and market operations, republished, as amended and supplemented.
6. The approval of the date of December 12, 2025 as "Ex-date", in accordance with the provisions of Art. 187 item 11 in conjunction with Art. 2 paragraph (2) letter (I) of Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented,



issued by the Financial Supervisory Authority.

7. Approve the date of December 23, 2025 as the Payment Date, in accordance with the provisions of Art. 2 paragraph (2) letter h) and Art. 178 paragraph (2) and paragraph (4) of Regulation no. 5/2018.

Shareholders may exercise their right to ask questions regarding the items on the agenda of the OGMS, only accompanied by a copy of the valid identity document of the shareholder (in case of natural persons, ID card/passport, respectively in case of legal persons/legal entities without legal personality, ID card/passport of the legal representative). Questions may be submitted in writing, if the case may be, until 11.11.2025, 18:00 hours, as follows:

- in a sealed envelope (original handsigned document), submitted in person, by post or courier service, to the Company's registered office in Bucharest, District 1, 4-10 Munții Tatra St., 4th floor, with the mention clearly written on the envelope: "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS ON 26.11.2025"
- by e-mail with extended electronic signature incorporated in accordance with Law 455/2001 on electronic signature, to the e-mail address: secretariat.aga@meta-estate.ro, mentioning in the subject line: "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS ON 26.11.2025".

The Company will publish the answers to the questions raised under the terms of this convening notice and the applicable legal provisions on the Company's website: www.metaestate.ro, and will formulate a general answer to questions with the same content. The Company's obligation to respond shall be subject to the protection of confidentiality and interests of the Company.

Shareholders on record on the Record Date may exercise their right to attend and vote at the OGMS:

1. in person (through a legal representative in the case of legal entity shareholders).
2. by an appointed representative who has been granted a special or general power of attorney.

The general powers of attorney shall be submitted, before the first use, in copy, with the mention of conformity with the original under the signature of the representative, in person or by post/courier to the Company's registered office (Bucharest, District 1, 4-10 Munții Tatra St., 4th floor) in a sealed envelope marked "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS ON 26.11.2025" or by e-mail with an extended electronic signature (to the e-mail address secretariat.aga@meta-estate.ro mentioning in the subject line: "FOR THE ORDINARY GENERAL SHAREHOLDERS' MEETING OF 26.11.2025"), so as to be received at the Company 48 hours prior to the date of the OGMS, i.e. by 10:00 a.m. on 24.11.2025, under penalty of forfeiture of voting rights at the OGMS. Copies of the General Powers of Attorney will be retained by the Company with a mention to this effect in the minutes. Shareholders may submit the notice of the appointment of the proxy only in writing, either in person, by post or courier services or by electronic means (to the e-mail address secretariat.aga@meta-estate.ro mentioning in the subject line "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS ON 26.11.2025")

In order for the general power of attorney to be valid, the representative must be either an intermediary (in accordance with the provisions of Art. 2 paragraph 1 item 19 of Law no. 24/2017 (R)) or as an attorney of the Company's shareholder. The representative must not be in a conflict of interest, in particular in one of the following cases:



- (i) is a majority shareholder of the Company or a person controlled by such shareholder;
- (ii) is a member of an administrative, management or supervisory body of the Company, of a majority shareholder or of a controlled person as referred to in let. (i);
- (iii) is an employee or an auditor of the Company or of a majority shareholder or controlled entity, as referred to in let. (i)
- (iv) is the spouse, relative or in-law up to and including the fourth degree of kinship of an individual referred to in let. (i) to (iii) above.

The general power of attorney signed by the shareholder of the Company, including by attaching the extended electronic signature, if applicable, must be accompanied by an affidavit given by the legal representative of the intermediary or attorney who received the power of attorney, which shall contain the following statements: (i) that the shareholder has granted the power of attorney to the intermediary or attorney as client and (ii) that the general power of attorney is signed by the shareholder. This declaration shall be presented together with the general power of attorney prior to its first use.

The Company does not impose a specific form for general powers of attorney and they are valid for a maximum period of 3 years, unless a longer period has been provided for. The proxyholder may not in turn appoint another person to exercise the right to vote at the OGMS, unless this power has been expressly granted by the shareholder in the proxy. The legal person proxy holder may appoint any person who is a member of its management or administrative bodies or one of its employees to exercise the power of attorney granted by the shareholder.

The special proxy form will be available on the website www.metaestate.ro or at the registered office of the Company in Romanian and English.

The special proxy must be in the form provided by the Company and must contain express voting instructions for each item on the agenda of the OGMS. The special proxy is valid only for the OGMS for which it has been granted. The special proxy shall be drawn up in three originals (one for the Company's shareholder, one for the proxy holder and one for the Company).

The special proxies shall be deposited in original, in person or by post/ courier at the Company's registered office (Bucharest, District 1, 4-10 Munții Tatra St., 4th floor) in a sealed envelope marked "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS ON 26.11.2025" or by e-mail with an extended electronic signature (to the e-mail address secretariat.aga@meta-estate.ro mentioning in the subject line: "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS ON 26.11.2025"), so as to be received at the Company 48 hours prior to the date of the OGMS, i.e. by 10:00 a.m. on 24.11.2025, under penalty of forfeiture of voting rights at the OGMS. The special proxies shall be retained by the Company and a record thereof shall be entered in the minutes.

The verification and validation of special proxies will be done by the secretariat of the OGMS. The confidentiality of the voting instructions will be ensured until such time as the other votes cast in secret by the shareholders present or proxies attending the OGMS are known.

If the agenda will be supplemented, the special proxies will be updated and made available to the

shareholders of the Company and may be obtained by them at the registered office of the Company or on the Company's website www.metaestate.ro as of November 14th, 2025.

3. By mail, using the postal ballot available on the website www.metaestate.ro or at the registered office of the Company in Romanian and English. The ballot paper provided by the Company must contain specific instructions on how to execute the vote for each agenda item. Postal ballots in Romanian or English, completed and signed, accompanied by a copy of the valid identity document of the shareholder (in the case of natural persons, identity card/passport, respectively in the case of legal persons/entities without legal personality, identity card/passport of the legal representative) shall be submitted in original, in person or by post/mail/ courier to the registered office of the Company (Bucharest, District 1, 4-10 Munții Tatra St., 4th floor) in a closed envelope marked "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS ON 26.11.2025" or by e-mail with an extended electronic signature (to the e-mail address secretariat.aga@meta-estate.ro with the subject: " FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS ON 26.11.2025"), so that they are received by the Company by the date and time of the OGMS, i.e. by 26.11.2025, 10:00 a.m. Postal ballots which are not received in the form and within the time stipulated in this Notice shall not be counted for the purpose of determining the quorum and voting quorum and for counting the votes at the OGMS.

Postal votes may be cast by a proxy of a shareholder of the Company only if the proxy has received a special or general proxy that is filed with the Company within the deadline for filing general or special proxies, or if the proxy is a credit institution that provides custodian services, in compliance with Article 105 paragraph 11 of Law 24/2017 (R).

The verification and validation of postal ballots will be carried out by the secretariat of the OGMS. The confidentiality of the votes will be ensured until such time as the other votes cast in secret by the shareholders present or proxies attending the OGMS are known.

If the agenda will be supplemented, the postal voting ballots will be updated and made available to the Company's shareholders and may be obtained by them at the Company's registered office or on the Company's website www.metaestate.ro, starting from November 14th, 2025.

Where a shareholder who has cast a postal vote attends the OGMS in person or by proxy (provided that a special/general proxy has been submitted in compliance with the conditions set out in this convocation), the postal vote cast for that OGMS will remain valid unless the shareholder expresses another voting option in person or by proxy.

If the person representing the shareholder by personal attendance at the OGMS is other than the person who cast the postal vote, in order for the vote to be valid, he or she may submit to the OGMS a written revocation of the postal vote signed by the shareholder or the proxy who cast the postal vote.

4. By representation of the shareholder by a credit institution providing custodian services. Where a shareholder is represented by a custodian credit institution, it will be able to vote at the OGMS on the basis of voting instructions received from the shareholder. In this situation, it is no longer necessary for the shareholder to prepare a general or special proxy. The credit institution must

submit an affidavit in accordance with Article 207 of Regulation 5/2018, stating (i) the name/name of the shareholder on whose behalf the credit institution participates and votes at the OGMS and (ii) that the credit institution provides custody services for that shareholder. This declaration, signed by the legal representative of the credit institution, shall be deposited in original, in person or by post/ courier at the registered office of the Company (Bucharest, District 1, 4-10 Munții Tatra St., 4th floor), in a closed envelope marked "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS ON 26.11.2025" or by e-mail with an extended electronic signature (to the e-mail address secretariat.aga@meta-estate.ro with the subject " FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS ON 26.11.2025"), so that it is received by the Company 48 hours before the date of the OGMS, i.e. by 24.11.2025, 10:00 a.m., under penalty of losing the right to vote at the OGMS.

5. By online voting using the "e-vote" system by accessing the link <https://met.evot.ro/login> from any internet connected device.

For identification and online access to the OGMS, shareholders provide the following information:

a. Natural persons:

- Last Name, First Name;
- Personal Number Code (CNP);
- E-mail address;
- Copy of identity document (identity card, ID card, passport, residence permit);*
- Telephone number (optional).

b. Legal persons:

- Name of legal person;
- Sole registration code (CUI);
- Name of the legal representative;
- Personal Identification Number (CNP) of the legal representative;
- Email address;
- Identity document of the legal representative (ID card, identity card, passport, residence permit);
- Copy of the certificate issued by the Trade Register or any equivalent document issued by a competent authority of the country where the shareholder is legally registered, presented in original or certified true copy. Documents proving the legal representative status of the legal entity shareholder shall be issued no later than 30 days before the Reference Date;
- Telephone number (optional).

The documents and information materials relating to the agenda of the OGMS, this convening notice, the draft resolutions, the total number of shares and voting rights on the date of convening, as well as the special proxy forms and postal voting forms, may be obtained by shareholders as of October 24, 2025 until the date set for the general meeting, from the registered office of the Company in Bucharest, District 1, 4-10 Munții Tatra St., 4th floor, every working day, during business hours, from 09:00 to 18:00, and will be made available on the Company's website www.metaestate.ro, Investor Relations section.



In the event that: (i) natural person shareholders have not registered their valid and updated identification data in the system of the Central Depository S.A., then they will also present a copy of the updated identity document (DNI, identity card/passport/residence permit, etc.); (ii) the legal representative of the legal person shareholders is not mentioned in the list of shareholders of the Company as of the Reference Date received from the Central Depository S.A., then they will also present a document attesting to this capacity (proof issued by the Trade Register or another similar authority in the state in which the shareholder is registered). For dates other than the Reference Date, in order to prove the capacity as a shareholder, they will submit the following documents: (i) the account statement showing the capacity as a shareholder and the number of shares held, (ii) documents attesting to the registration of the information regarding the legal representative with the Central Depository S.A.

Documents submitted in a language other than Romanian and/or English will be accompanied by a translation made by an authorized translator in Romanian/English. The electronic copy of the above-mentioned documents will be uploaded online in the dedicated fields.

*The files that can be uploaded can have one of the following extensions: .jpg, .pdf, .png. Shareholders can connect and vote whenever they wish during the designated period for voting by correspondence and/or live, the last voting option being the registered one.

All requests and any information regarding the convening and holding of the OGMS will be submitted, respectively obtained at the Company's headquarters, by phone +40 372 934 455 or by e-mail secretariat.aga@meta-estate.ro, on working days, between 09:00 and 18:00.

Chairman of the Board of Directors
Cert Master Standard S.R.L.
By Mr. Laurentiu Mihai Dinu

